

**HISTORIC LANDMARK COMMISSION
OCTOBER 28, 2013
DEMOLITION AND RELOCATION PERMITS
HDP-2013-0719
1302 CANTERBURY STREET**

PROPOSAL

Demolish the rest of a ca. 1904 house.

ARCHITECTURE

The house has now been stripped of its siding, roof, and windows, but it was a one-story, T-plan, hipped-roof, board-and-batten frame house with an independent hipped-roof porch on ornamental metal posts. The house had vinyl siding before it was removed.

RESEARCH

The house appears to have been built around 1904; the first known occupant of the house was a C. Randolph, a carpenter, who lived here until around 1906. By 1909, the house was occupied by Sam and Missouri L. (Lizzie) Hicks, who lived here off and on until his death in 1929; after which, Lizzie stayed here until around 1934. Sam Hicks had a variety of typical working-class jobs in early 20th century Austin, including a boiler washer for the Houston and Texas Central Railroad, a city teamster, and a laborer in the City parks. He and Lizzie lived here, or at other houses on Canterbury Street, since around 1905; after Sam's death in 1929, Lizzie remained at this house until around 1934. She had moved to a house in the 4500 block of Avenue B at the time of her death in 1938.

STAFF COMMENTS

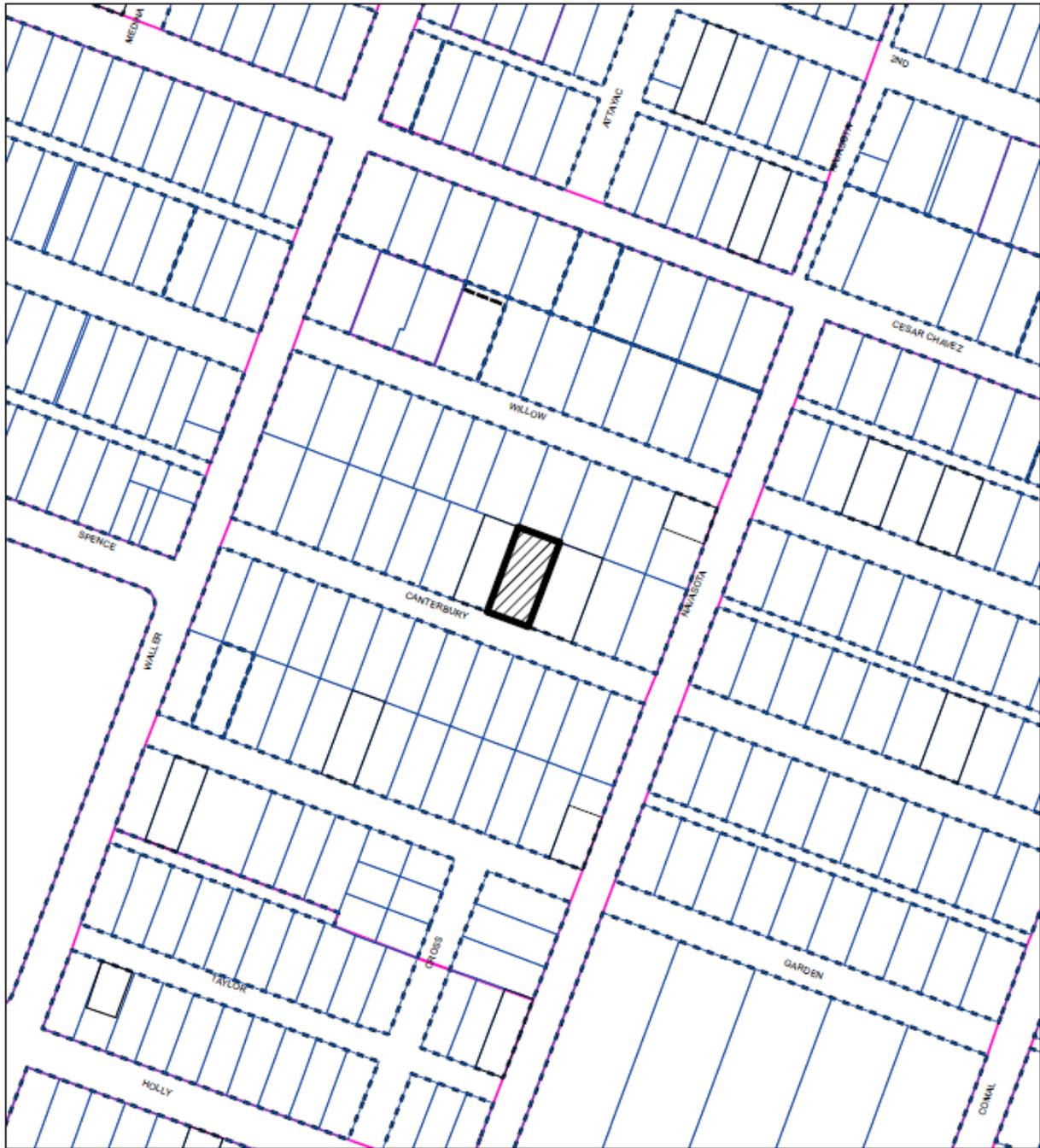
The house is not listed in any City survey. The applicant received a partial demolition permit for the rear of the house and the deteriorated porch roof as part of a proposal to construct a two-story addition to the rear of the house in July, 2013, but removed all the siding and windows as well, triggering a determination that because the house did not meet current setback requirements that the entire structure must be demolished.

The house next door (which was of significantly later construction and no architectural significance) at 1300 Canterbury has been demolished; the house at 1304 Canterbury is also scheduled for demolition (approved by the Historic Landmark Commission). The house at 1306 Canterbury is of the same age and style as the houses at 1302 and 1304, but has had significant modifications, including the installation of a front picture window.

STAFF RECOMMENDATION

Require that the applicant seek a variance from the Board of Adjustment to retain what is left of the original house and to use that in accordance with the plans previously submitted for the partial demolition permit; staff further recommends that the applicant retain the original hipped-roof configuration of the front porch in the new construction.

LOCATION MAP



 SUBJECT TRACT
 ZONING BOUNDARY

CASE#: HDP-2013-0719
LOCATION: 1302 Canterbury Street



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1302 Canterbury Street
ca. 1904



OCCUPANCY HISTORY
1302 Canterbury Street

City Directory Research, Austin History Center
By City Historic Preservation Office
September, 2013

1992	Isabel J. Torres, owner Retired
1985-86	Isabel J. Torres, owner Custodian, Austin ISD
1981	Isabel J. Torres, owner Custodian, public schools
1977	Isabel T. Guerra, owner No occupation listed
1973	Isabel T. Guerra, owner Aide, Austin Nursing Center, 110 E. Live Oak Street.

- 1968 Isabel T. Guerra, owner
Employed by Riviana Foods, Aus-Tex Chili manufacturers, 310 San Antonio Street.
- 1962 Thomas and Isabel Guerra, owners
Proprietor, Guerra's Place, 606 E. 6th Street.
- 1959 Thomas and Isabel Guerra, owners
Bartender, El Papa Gallo (Janie Lopez, proprietor), 719 E. 6th Street.
Also listed are Thomas, Jr. and Frances Guerra; he was a helper at Jess Allman Garage, 112-14 E. 1st Street.
- 1955 Marvin A. and Ruby Brinkley, renters
Marvin: Driver
Ruby: Waitress, Capitol Drug Store, 1300 Congress Avenue.
NOTE: Thomas and Isabel Guerra are not listed in the directory.
- 1953 Virginia C. Ortiz, owner
Nurse, Brackenridge Hospital
- 1949 William T. and Rosa A. Miller, renters
Helper, American Service, ice, 107 W. 2nd Street.
- 1947 George F. and Willie L. Branum, renters
No occupation listed
- 1944-45 George F. and Willie L. Branum, renters
No occupation listed
- 1941 Louis E. and Janie Yates, renters
Laborer
- 1939 Frederick C. and Lela McLendon, renters
Agent, Red Arrow Freight Lines, 222 W. 4th Street and 401 Lavaca Street.
Also listed is Marian I. McLendon, a saleslady at McLellan's Five and Dime, 710 Congress Avenue.
- 1937 Fredrick C. and Lela M. McLendon, renters
Agent, Brown Express, 401-03 Lavaca Street.
Also listed is Marion I. McLendon, no occupation stated.
- 1935 Jerome and Gertrude Cox, renters
Truck helper, City Truck and Garbage Department.
NOTE Jerome and Gertrude Cox are listed in the main part of the directory at 719 W. Monroe Street.
NOTE: Lizzie Hicks, the widow of Sam Hicks, is listed at 4504 Avenue C; she had no occupation listed.
NOTE: Fredrick and Lela M. McLendon are listed at 912½ Red River Street; he was the manager of G&H Motor Freight Lines, 912 Red River Street.
- 1932-33 Lizzie Hicks, renter
Widow, Samuel Hicks,
No occupation listed

1930-31	Lizzie Hicks, renter Widow, Samuel Hicks No occupation listed
1929	Lizzie Hicks, renter No occupation listed
1927	Samuel and Lizzie Hicks, renters No occupation listed
1924	Samuel and Lizzie Hicks, renters Laborer, City Parks Department
1922	Jack and May Reeves, renters Teamster NOTE: Samuel and Lizzie Hicks are listed at 1211 Canterbury Street; he was a teamster for the City.
1920	Vacant
1918	Richard H. and Mary Hawkins, renters Carpenter
1916	George B. Elsey Photographer, 109 Congress Avenue. Also listed are G. Roy Elsey, a driver for Southern Bedding Manufacturing Company, mattresses, spring beds, cots, carpet cleaning and renovating, 901-05 E. 4 th Street; and Herschel Elsey, a helper at Southern Bedding.
1914	Mrs. Mattie Smith No occupation listed
1912-13	Samuel Hicks City teamster
1910-11	Samuel Hicks City teamster
1909-10	Mattie E. (Mrs. T.W.) Lewis No occupation listed SNOTE: Samuel Hicks is listed as a city laborer living at 1208 Canterbury Street.
1906-07	Lee H. Lawler Teamster NOTE: Samuel Hicks is listed as a boiler washer for the Houston and Texas Central Railroad, living at 1615 Canterbury Street.
1905	C. Randolph Carpenter
1903-04	Unknown NOTE: C. Randolph is not listed in the directory.

BIOGRAPHICAL NOTES:**Sam and Lizzie (Missouri L.) Hicks (ca. 1910 – ca. 1934)**

The 1910 U.S. Census shows Samuel and Elizabeth Hicks at this address with their 8 children. Samuel Hicks was then 41, had been born in Texas, and was a general laborer. Elizabeth Hicks was then 40, had been born in Alabama, and had no occupation listed. Their three oldest children were also employed: both Lillard, 18, and Ernest, 16, were general laborers; and Annie, 15, was a candy maker in a factory. All of the children had been born in Texas. The 1900 U.S. Census showed Sam and Lizzie Hicks at 104 Comal Street; he was a coal peddler.

The 1920 U.S. Census shows Sam and Missouri L. Hicks as the renters of the house at 1211 Canterbury Street. Sam Hicks was a teamster for the City. Missouri L. (Elizabeth in the 1910 census report) was also 50, and had no occupation listed. They had 5 children still with them; Earnest, 27, was a truck driver for a candy factory, and Dora, 19, was a clerk in a department store. With them also lived Sam's father, Alvin Hicks, 88, who had been born in Tennessee and had no occupation listed.

SAM HICKS

Sam Hicks, 60, resident of Austin for many years, died at a local hospital Thursday at 7 a. m. following a long illness. ~~Mr. Hicks is~~ survived by his widow, Mrs. Lizzie Hicks, five daughters, Mrs. Pearl Purcell of Elgin, Mrs. Ola Linan, Mrs. Dora Oatman, Mrs. Gladys Ollie, Mrs. Anna Ross, and three sons, Neal Hicks, Leonard Hicks and Ernest Hicks, all of Austin. Funeral services will be held from the Cook funeral home Friday at 10 a. m. Burial will be in Oakwood cemetery. Services will be conducted by Rev. H. F. Shimeal. Pallbearers will be Joe Bowles, Oscar Pressler, Thurston Cloud, Clayton Dixon, Tom Suggart and Tom Mussett.

Obituary of Sam Hicks
Austin American, November 29, 1929

Mortuary**SAM HICKS**

Funeral services for Sam Hicks were held from Cook funeral home Friday at 10 a. m. with the Rev. H. F. Schimeal officiating. Interment was in Oakwood cemetery. Mr. Hicks is survived by his wife as well as a number of sons and daughters. Pallbearers were Joe Bowles, Oscar Pressler, Thurston Cloud, Clayton Dixon, Tom Suggart and Tom Mussett.

Funeral story on Sam Hicks
Austin American, November 30, 1929

MRS. SAM HICKS

Mrs. Sam Hicks, 68, resident of Austin 49 years, died at her home, 4214 Avenue C, early Monday morning. She is survived by five daughters, Mrs. T. O. Purcell of Elgin, Mrs. Will Ross, Mrs. Henry Linam, Mrs. S. T. Oatman and Mrs. Oscar Olle of Austin; three sons, Leonard Hicks, Earnest Hicks and Neal Hicks, all of Austin. Funeral services will be held from the Cook Funeral home at 10 a. m. Tuesday with the Rev. C. M. Ashmore officiating, assisted by the Rev. Virgil Fisher. Pallbearers, all grandsons, will be Leonard Hicks, Jr., Chester Ross, Leslie Ross, Bill Linam, Norman Purcell and Jimmie Olle. Burial will be made in Oakwood cemetery.

Obituary of Lizzie Hicks
Austin American, June 28, 1938

MRS. SAM HICKS

Funeral services for Mrs. Sam Hicks were held from the Cook Funeral home Tuesday with the Rev. C. M. Ashmore officiating, assisted by the Rev. Virgil Fisher. Burial was in Oakwood cemetery.

Funeral story for Lizzie Hicks
Austin American, June 29, 1938

Frederick and Lela McClendon (ca. 1936 – ca. 1940)

Frederick and Lela McClendon appear in the 1930 U.S. Census for San Antonio, Texas. Frederick McLendon was then 32, had been born in Mississippi, and was a truck driver for a transfer company. Lela McLendon was then 29, and had been born in Mississippi. They had two children, both of whom had been born in Mississippi.

F. CONWAY McLENDON
 F. Conway "Mac" McLendon,
 71, of 4112 Rosedale died in an
 Elgin hospital Saturday
 afternoon. He was a retired
 motor freight lines employe and
 was a member of Hyde Park
 Baptist Church.
 McLendon had been a
 member of Downtown Optimist
 Club since 1942 and had worked
 on the Optimist Club Christmas
 tree lot on North Lamar
 Boulevard. In recent years he
 had worked with the Downtown
 Optimist Club activities for the
 Austin Aqua Festival.
 Survivors include his wife,
 Mrs. Lela McLendon of Austin;
 one son, John C. McLendon of
 Austin; one daughter, Miss
 Marion McLendon of Austin;
 one sister, Mrs. Cora Baker of
 Natchez, Miss., and two
 grandchildren.
 Funeral will be at 1 p.m.
 Monday at Hyatt-Mason
 Funeral Home with Dr. Ralph
 M. Smith officiating. Burial will
 be in Central Newberry
 Gardens.

Obituary of Frederick Conway McLendon
 Austin American-Statesman, August 17, 1969

Louis and Janie Yates (ca. 1940- ca. 1941)

The 1940 U.S. Census shows Louis and Janie Yates as the renters of this house. Louis Yates was then 45, had been born in Alabama, and was a self-employed trucker. Janie Yates was then 51, had been born in Alabama, and had no occupation listed. They had two children: Edna, 18; and Bascum, 13. Neither had an occupation listed. Edna had been born in Alabama; Bascum had been born in Texas. The family had lived at Malone, Hill County, Texas, in 1935.

Tomas and Isabel Guerra (ca. 1957 -)

Tomas and Isabel Guerra appear as the renters of a house at the rear of 1003 E. 5th Street in the 1940 U.S. Census. Tomas Guerra was then 23, had been born in Texas, and was a ditch digger for the WPA. Isabel Guerra was then 18 and had been born in Texas. She had no occupation stated. They had two young children: Amanda, and Tomas, Jr. With them lived Tomas' brother, Isidor, 17, who was listed as a "new worker."

Tomas Guerra

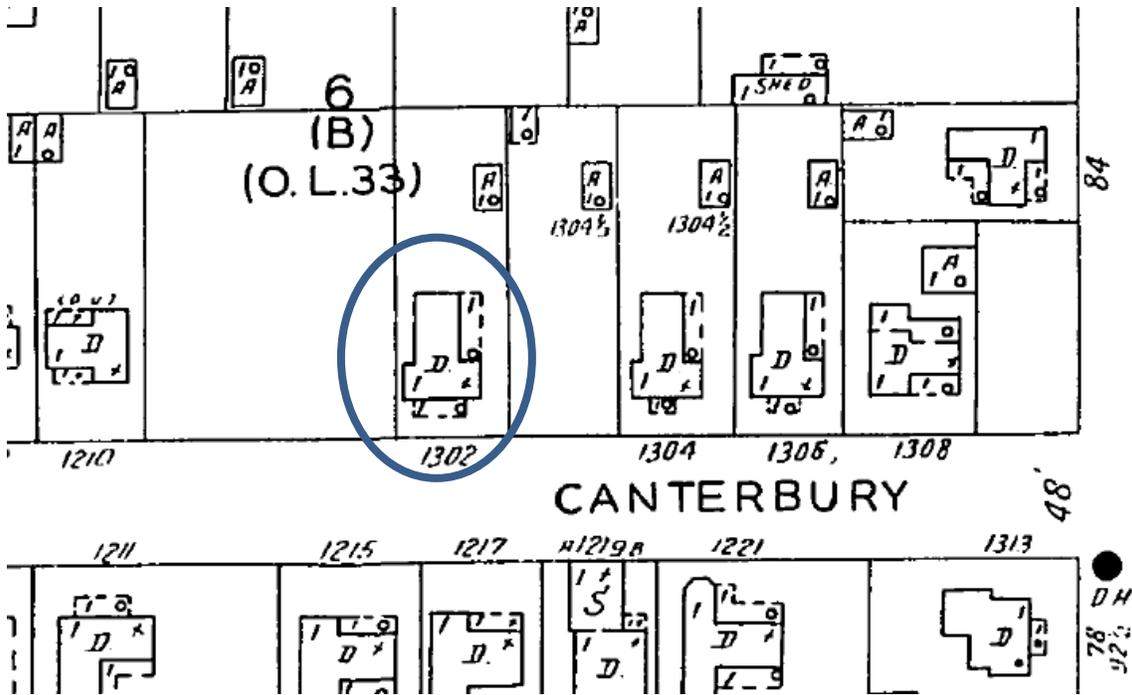
Tomas Guerra, age 69, of Austin, died Sunday, November 23, 1986.

Rosary will be recited Monday at the Mission Funeral Home Chapel, at 7:00 PM. Requiem Mass will be celebrated Tuesday, 10:00 AM, St. Julia Catholic Church, with Reverend Father Howard Heathcote officiating. Burial will be held in Mendoza Cemetery.

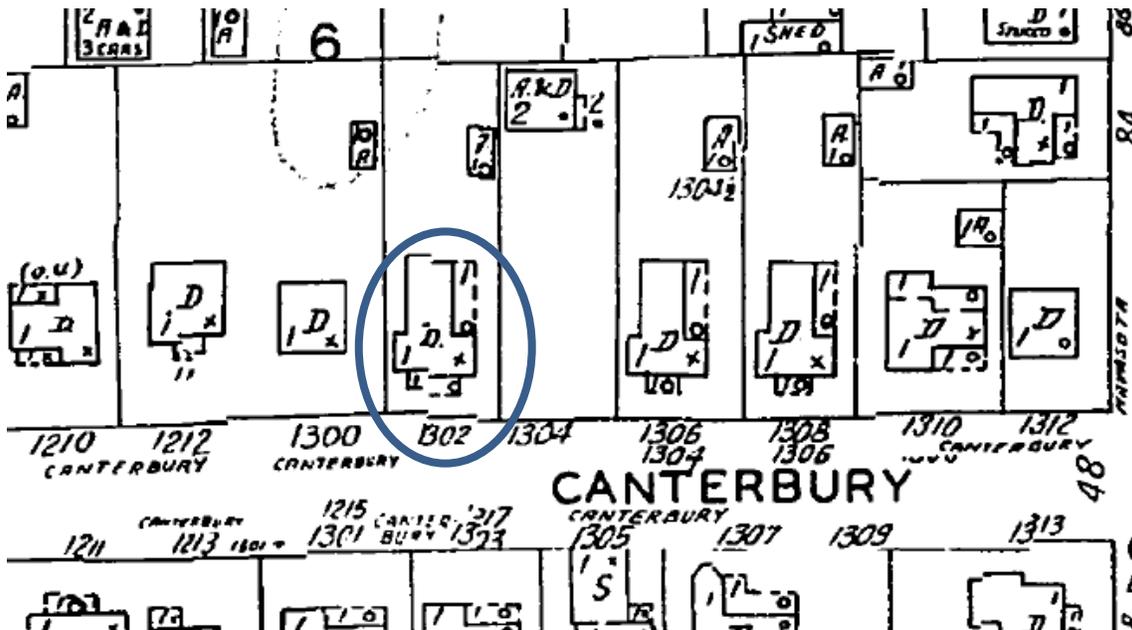
Mr. Guerra is survived by eight daughters, Amada Ysla, Beatrice Cordona, Isabel Rodriguez, Francis Guerra, Carman Guerra, Nora Lora, Ann Guerra, Virginia Dellos, Candle Guerra all of Austin; eight sons, Tomas T. Guerra Jr., John T., Pedro T., Joe T., Gabriel Eusebio, Roman and Lonnie Guerra all of Austin; 3 brothers, Eusebio Guerra, Lois Guerra of Austin, Emillo Guerra, Wisconsin; 3 sisters, Juanita Esquivel, Refugia Gonzales, all of Austin, and Candelaria Ayala of Brownsville, Texas; 35 grandchildren and 24 great-grandchildren.

Arrangements under the direction of Mission Funeral Home, 1615 East First St. 476-4355.

Obituary of Thomas Guerra
Austin American-Statesman, November 24, 1986



The house appears on the 1935 Sanborn map.



The 1962 Sanborn map shows the house with the same configuration as shown on the 1935 map above.

1302 Canterbury

City of Austin Residential Permit Application Residential Review, 2 nd floor, One Texas Center 505 Barton Springs, Austin, TX 78704 (512) 974-2747		PR # <u>13-067220</u> Assigned: <u>6/28/13</u> Review Date: <u>8/28/13</u> Reviewed/Approved: <u>[Signature]</u>	BP # _____ Due Date _____ Issue Date _____ Issued _____
Project Information			
Project Address: <u>1302 Canterbury</u>		Tax Parcel ID: <u>0202050519</u>	
Legal Description: <u>0.128 acres portion of Lot 37 Canterbury Square, Austin, Travis County</u>			
Zoning District or PUD: <u>SF-3-NP</u>		Lot Size (square feet): <u>5561</u>	
Neighborhood Plan Area (if applicable): <u>East Cesar Chavez</u>		Historic District (if applicable): <u>n/a</u>	
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N			
Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.			
Does this site currently have water availability? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N		wastewater availability? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
If no, contact Austin Water Utility to apply for water/wastewater tap and extension request.			
Does this site have or will it have an auxiliary water source? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N If yes, submit approved auxiliary and potable plumbing plans (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)			
Does this site have a septic system? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, submit a copy of approved septic permit to construct			
Does this site require a cut or fill in excess of four (4) feet? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N			
If yes, contact the Development Assistance Center for a Site Plan Exception.			
Does this site front a paved street? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N		Is this site adjacent to a paved alley? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Does this site have a Board of Adjustment (BOA) variance? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Case # _____ (if applicable)			
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N			
If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.			
Does the project impact a tree protected by ordinance? This includes canopy and/or critical root zone impacts to nearby trees. <input checked="" type="checkbox"/> Y <input type="checkbox"/> N			
Note: If yes, application for a tree permit with the City Arborist may be required.			
Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N			
Note: Proximity to a floodplain may require additional review time.			
Description of Work			
Existing Use: vacant <input type="checkbox"/> single-family residential <input checked="" type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential <input type="checkbox"/> other _____			
Proposed Use: vacant <input type="checkbox"/> single-family residential <input checked="" type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential <input type="checkbox"/> other _____			
Project Type: new construction <input type="checkbox"/> addition <input type="checkbox"/> addition/remodel <input checked="" type="checkbox"/> remodel/repair <input type="checkbox"/> other _____			
# of bedrooms existing: <u>1</u>		# of bedrooms proposed: <u>3</u>	
# of bathrooms existing: <u>1</u>		# of bathrooms proposed: <u>2</u>	
Will all or part of an existing exterior wall be removed as part of the project? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N			
Note: Removal of all or part of a structure requires a demolition permit.			
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary) Demolish the back 24' of single story pier & beam residence, remodel front 14.5' of single story pier & beam, add new 2 story pier & beam addition, new porch cover for front porch & new back covered back porch. Add new gravel & concrete ribbon driveway and new uncovered concrete parking area behind house. Use exist. curb cut & apron. Tree Permit 2013-052474 TP Land Status Determination 2013-030798 DA - <u>Existing Noncomplying Structure - side setback < 5' to front setback < 25'</u> Final Expired Permit PP 99-006554 EP 91-008554 VOIDED <u>VOIDED</u> <i>per Dr. B. H. Kelley's approval</i>			
Trades Permits Required: electric <input checked="" type="checkbox"/> plumbing <input checked="" type="checkbox"/> mechanical (HVAC) <input checked="" type="checkbox"/> concrete (right-of-way) <input checked="" type="checkbox"/>			
Job Valuation			
Total Job Valuation: <u>\$266900</u>		Portion of Total Job Valuation Dedicated to Addition/New Construction: <u>\$213000</u>	
Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.		Portion of Total Job Valuation Dedicated to Remodel/Repair: <u>\$53900</u>	
Bldg: \$177500 Elec: \$12000 Plmbg: \$10500 Mech: \$13000 Primary Structure: \$ _____ Accessory Structure: \$ _____		Bldg: \$50400 Elec: \$2000 Plmbg: \$0 Mech: \$1500	

Existing Noncomplying Structure -
Side Setback < 5' to Front Setback < 25'

Building and Site Area			
Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
<i>Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.</i>			
	431	671	1102
a) 1 st floor conditioned area		749	749
b) 2 nd floor conditioned area			
c) 3 rd floor conditioned area			
d) Basement			
e) Covered Parking (garage or carport)	126	150	276
f) Covered Patio, Deck or Porch		95	95
g) Balcony / <i>Full Fl. Deck - Over 1st Floor Footprint</i>			
h) Other	557	821	1378
Total Building Coverage (exclude b, c & d from total)		970	970
i) Driveway	42		42
j) Sidewalks			
k) Uncovered Patio			
l) Uncovered Wood Deck (counts at 50%)		18	18
m) AC pads			
n) Other (Pool Coping, Retaining Walls)	599	1785	2408
Total Site Coverage			
o) Pool			
p) Spa			

Site Development Information	
Building Coverage Information <i>Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)</i>	
Existing Building Coverage (sq ft): 1046	% of lot size: 18.8
Proposed Building Coverage (sq ft): 1378	% of lot size: 24.3
Impervious Cover Information <i>Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)</i>	
Existing Impervious Cover (sq ft): 1398	% of lot size: 24.9
Proposed Impervious Cover (sq ft): 2408	% of lot size: 43.3
Setbacks Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-513) Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Parking (LDC 25-6 Appendix A & 25-6-478)	
Building Height: 27.5 ft Number of Floors: 2	# of spaces required: 2 # of spaces provided: 2
Right-of-Way Information Is a sidewalk required for the proposed construction? (LDC-6-353) Y <input type="checkbox"/> N <input checked="" type="checkbox"/> *Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50% or more.	
Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Width of approach (measured at property line): 8' ft Distance from intersection (for corner lots only): _____ ft	
Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	

Subchapter F - 'McMansion'				
Gross Floor Area				
This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.				
	Existing	New	Exemption	Total
1 st Floor	431	671		1102
2 nd Floor		749		749
3 rd Floor				
Basement				
Attic				
Garage (attached)				
(detached)				
Carport (attached)				
(detached)				
Accessory building(s) (detached)				
TOTAL GROSS FLOOR AREA				1851
(Total Gross Floor Area / lot size) x 100 = <u>33.3</u> Floor-To-Area Ratio (FAR)				
Is this project claiming a "parking area" exemption as described under Article 3? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>				
Is this project claiming a "ground floor porch" exemption as described under Article 3? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>				
Is this project claiming a "basement" exemption as described under Article 3? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>				
Is this project claiming a "habitable attic" exemption as described under Article 3? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>				
Is a sidewall articulation required for this project? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>				
Does any portion of the structure extend beyond a setback plane? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>				

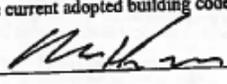
Parking Area exemption: Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet, or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width; or a parking area that is open on two or more sides, if it does not have habitable space above it; and the open sides are clear and unobstructed for at least 80% of the area measured below the top of the wall plate to the finished floor of the carport. Up to 200 square feet may be deducted if it is an attached parking area used to meet the minimum parking requirement; or a garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either detached from the principal structure; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width. An applicant may receive only one 450-square foot exemption per site under Article 3. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under Article 3, but only for an attached parking area used to meet minimum parking requirements.

Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2. It is fully contained within the roof structure; 3. It has only one floor; 4. It does not extend beyond the footprint of the floors below; 5. It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6. Fifty percent or more of the area has a ceiling height of seven feet or less.

Contact Information			
Owner	Kris Potraka	Applicant or Agent	Michael Barber
Mailing Address	115 Sandra Muraida Way, Apt. 139, 78703	Mailing Address	P.O.Box 476 Blanco, TX 78606
Phone	415-420-9266	Phone	512-201-3572
Email	kris.potraka@gmail.com	Email	mabarchitects@gmail.com
Fax		Fax	
General Contractor		Design Professional	Michael Barber, Architect
Mailing Address		Mailing Address	P.O.Box 476 Blanco, TX 78606
Phone		Phone	512-201-3572
Email		Email	mabarchitects@gmail.com
Fax		Fax	

Acknowledgments	
Is this site registered as the owner's homestead for the current tax year with the appraisal district?	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
<p>I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license.</p> <p>I understand that I am responsible for complying with any subdivision notes, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property.</p> <p>If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.</p> <p>I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC. I understand that nothing may be built upon or over an easement.</p> <p>I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.</p> <p>I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required and compliance with current code may be required.</p> <p>I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.</p> <p>I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.</p> <p>I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the site, I am required to complete a Tree Ordinance Review Application by contacting (512) 974-1876 or cityarborist@austintexas.gov. This initiates the tree permitting requirement needed to proceed with the development review process.</p> <p>Erosion and Sedimentation Controls are required per Section 25-8-181.</p> <p>I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.</p> <p>I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.</p>	
Applicant's signature: <u></u>	Date: <u>06/24/2013</u>



Demolition Application

Adopted December 2012

DATE OF SUBMISSION:
RECEIVED

JUL 03 2013

NPZD/CHPO

Application type: Commercial Residential Fee paid: \$

Permit Information	
FOR OFFICE USE ONLY	BP- _____ PR- <u>B-067220</u> LHD_NRD_WOP- <u>2013-0496</u> Ca. _____
	REFERRED BY: <u>PAUL YADRO</u> NRHD/LHD: _____
	<input checked="" type="checkbox"/> RELEASE PERMIT <input type="checkbox"/> DO NOT RELEASE PERMIT <input type="checkbox"/> HLC REVIEW- _____
	<u>Steve Ladovsky</u> DATE <u>7-10-13</u> HISTORIC PRESERVATION OFFICE
Property Information	Demolition Type
Address: <u>1302 Canterbury Street</u>	<input type="checkbox"/> Total
City/Zip: <u>Austin, TX 78702</u>	<input checked="" type="checkbox"/> Partial—Identify the exterior wall(s), roof or portion of wall(s) and roof to be demolished.
Current use: <u>Residence</u>	<u>Demo enclosed side porch, kitchen and dining room walls, roof and pier and beam foundation</u>
Applicant	Owner
Name: <u>Michael Barber</u>	Name: <u>Kris Potrafka</u>
Address: <u>P.O.Box 476</u>	Address: <u>115 Sandra Muraida Way Apt. 139</u>
City/Zip: <u>Blanco, TX 78608</u>	City/Zip: <u>Austin, TX 78703</u>
Phone: <u>512-201-3572</u>	Phone: <u>415-420-9266</u>
Email: <u>mabarchitects@gmail.com</u>	Email: <u>krs.potrafka@gmail.com</u>
Demolition Contractor Information	Structural Information
Company: <u>TBD</u>	Square Feet: <u>total house 920 sf. area of demo 487 sf.</u>
Address: _____	Building Materials: <u>wood frame, vinyl siding, comp. shingles</u>
City/Zip: _____	Foundation Type: <u>pier and beam</u>
Phone: _____	Estimated cost of demolition: <u>\$8,000.00</u>

IMPORTANT:

Inspections are required for all demolition projects. If you do not call for a final inspection, the permit will expire after 180 days from the time of applying for the permit. In order to close out an expired permit, an applicant will be required to submit a NEW application for the project and all fees will be assessed again.

DO NOT LET YOUR PERMIT EXPIRE!!!!

HISTORIC LANDMARKS AND DISTRICTS: If this property is a Historic Landmark or is within a Local Historic District or National Register Historic District, additional applications and fees will apply. For more information, contact the City Historic Preservation Office.



Demolition Application

Page 2 of PR- _____

Submittal Requirements

- 1. Owner authorization/signature, **NOTARIZED** at the bottom of this page
OR a **NOTARIZED** letter of authorization from the owner giving the applicant permission to apply.
- 2. Dimensioned Site Plan or Survey that shows all existing structures and what is being demolished
- 3. Certified tax certificate(s) from the Travis County Tax Assessor's Office (5501 Airport Boulevard, 854-9473).
- 4. Photos of each side of structure; the front photo needs to show the entire front of the structure that is visible from the street.
- 5. Review Fee (see fee schedule for applicable fees)

Additional requirements for Commercial Demolitions:

- 6. Approved/Red-stamped site plan OR an approved Site Development Exemption Form
- 7. Completed Texas Department of Health Asbestos Notification Form; must be filled out by a licensed inspector or contractor

Consent, Authorizations and Signatures

I understand and will adhere to the following rules or regulations:

1. **No work may begin prior to issuance of this permit**
2. It is important to verify with the Development Assistance Center (DAC) that new construction will be permitted on the property at this location PRIOR to filing this application.
3. If the structure to be demolished is currently tied into water and/or sewer services provided by the City of Austin, you must contact Austin Water Utility at 512-494-9400 to obtain specific water and sewer service information.
4. If the proposed work will require the removal of any tree protected by ordinance or impact the critical root zone as defined within the Environmental Criteria Manual (3.5.2.A), a Tree Ordinance Review Application is required prior to any such activity. Note, root zone protection measures (e.g. fencing, boards attached to the trunk, mulch) are required prior to work commencing. Information can be found at <http://www.austintexas.gov/department/city-arborist>. Contact the City Arborist Program at (512) 974-1876 or cityarborist@austintexas.gov.
5. If the proposed work will require use of City right-of-way, a Right of Way Application must be approved prior to any such activity. Applications may be obtained in the Watershed Protection and Development Review located on the 8th floor at One Texas Center. For additional information, call 974-7180 or go to <http://www.austintexas.gov/department/right-way-management>
6. **The Historic Preservation Office will review this application to determine if the structure that is subject of this application is potentially historic as defined by §25-11-214 of the City of Austin Land Development Code. Additional review by the Historic Landmark Commission may be required and additional fees may be assessed.**
7. Once this review is complete and approved, the permit may be obtained from the Permit Center and additional fees will be assessed at that time.

I, the undersigned, hereby swear or affirm that the information provided in this application is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the above structure and/or property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid.

As owner(s) of the property described in this application, I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

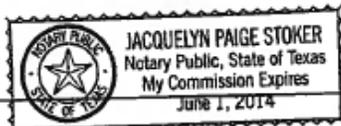
Signature of Applicant: M. El. _____
(if different from owner)

Date: 06-20-2013

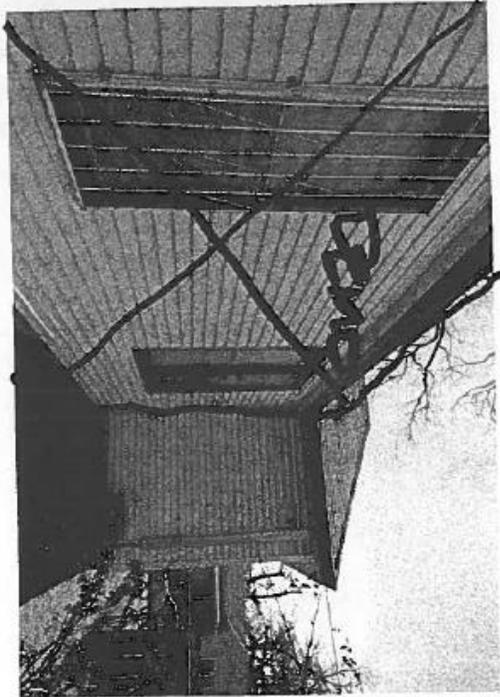
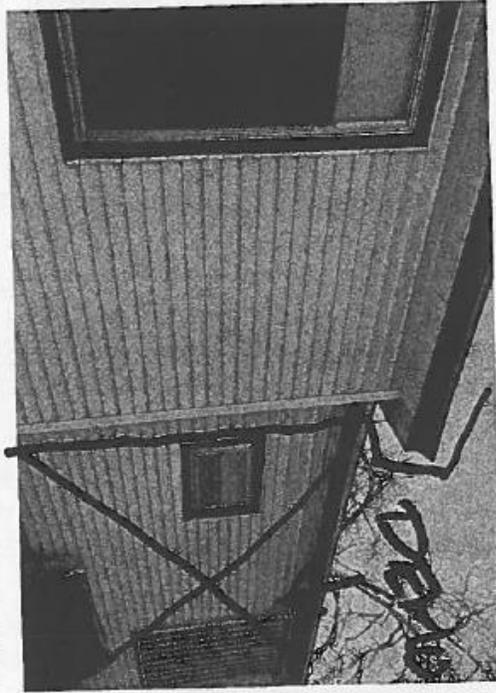
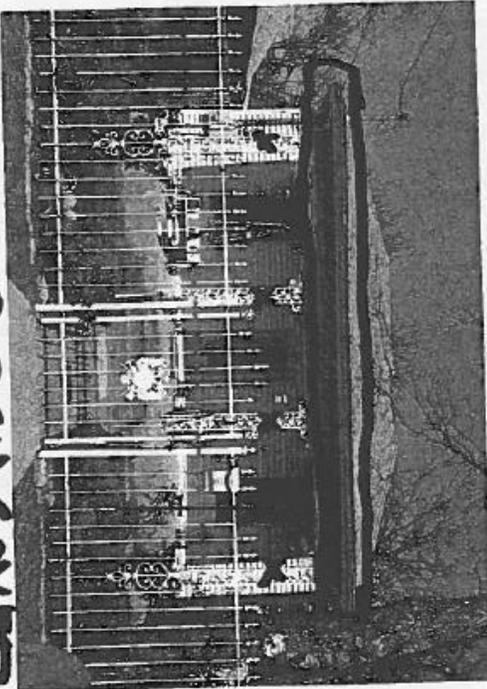
Signature of Owner: _____ Date: _____

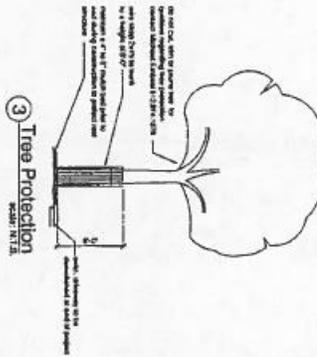
Sworn and subscribed before me this 20 day of June, 2013

Signature of Public Notary: Jacquelyn Paige Stoker

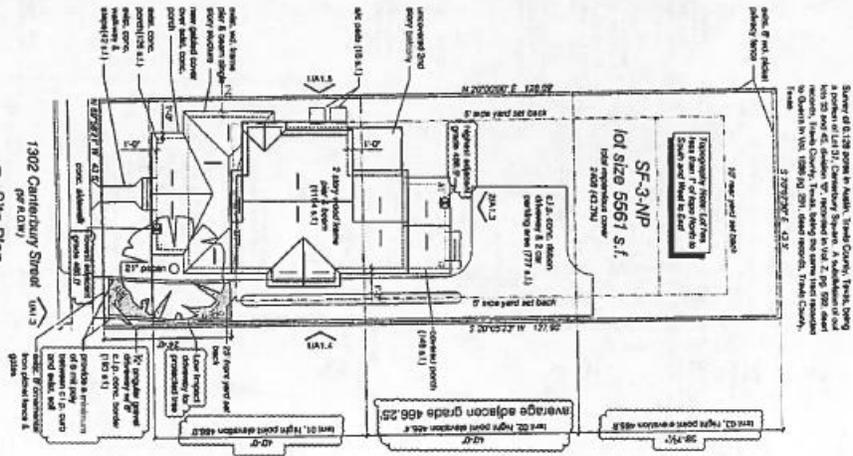


DEM O PORCH COVER

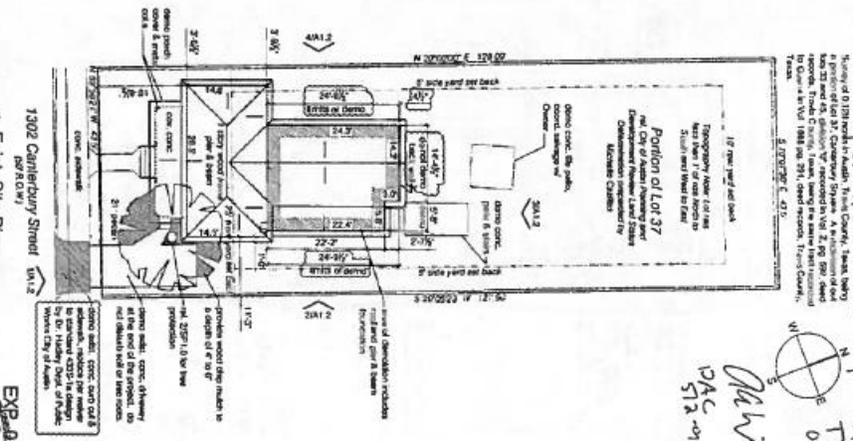




Revision 1: 08-08-2013
 Zoning review corrections
 low impact driveway corrections
 curb cut demo & waiver to standard 433S-1a



2 Site Plan
 Portion of Lot 37
 2013-030798 DA
 2013-052474 TP



1 Existing Site Plan
 Portion of Lot 37
 2013-030798 DA
 2013-052474 TP



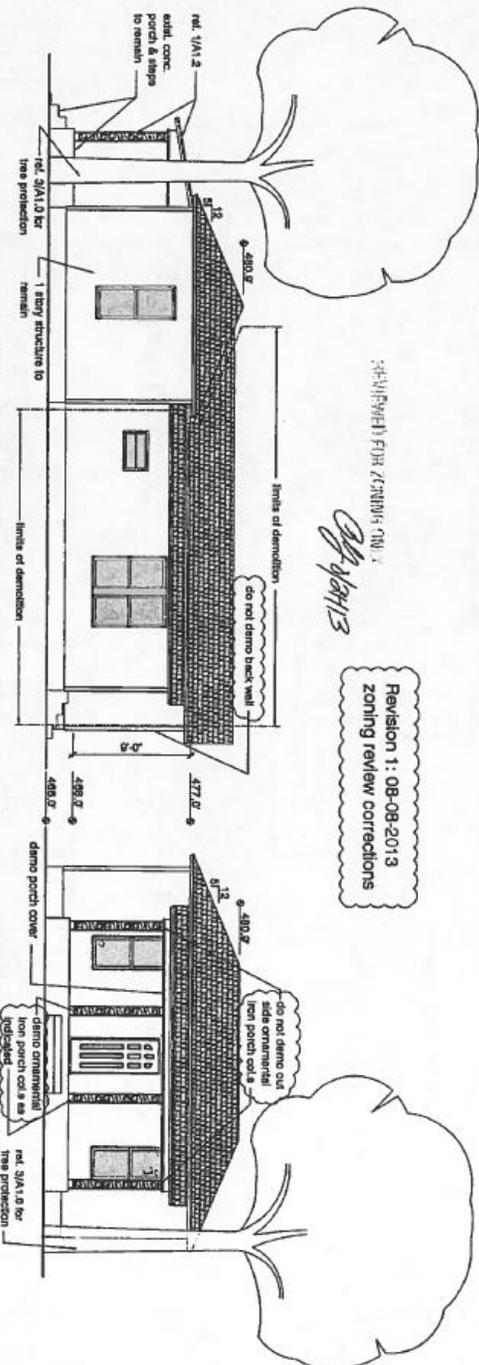
9-12-2013
 1302 Canterbury St.
 PH-2013-00780
 Low-impact driveway
 approved as depicted below
 DAC approved tree permit
 TP-2013-052474
 Michael Barber
 512-974-5823

A1.0 Michael Andrew Barber Architects
 P.O. Box 476, Blanco, TX 78606-0476, p.512.201.3572, www.mabarch.net, mabarchitects@gmail.com

A Remodel and Addition for the Potrafka Residence
 1302 Canterbury Street, Austin, Texas

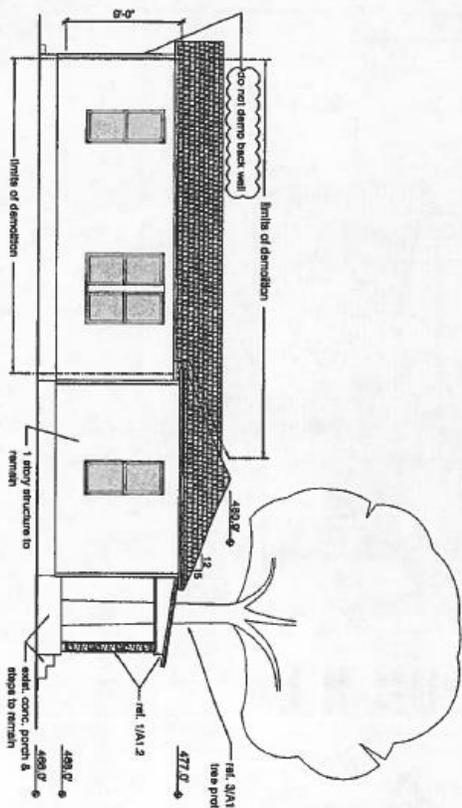
REVISIONS FROM COMMENTS
 04/25/13

Revision 1: 08-08-2013
 zoning review corrections

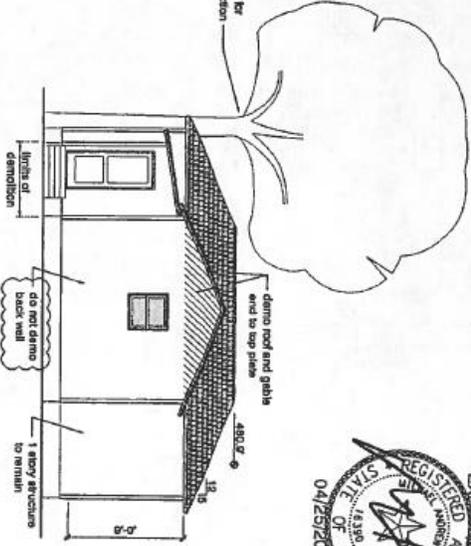


2 West Elevation
 scale: 1/8" = 1'-0"

1 South Elevation
 scale: 1/8" = 1'-0"



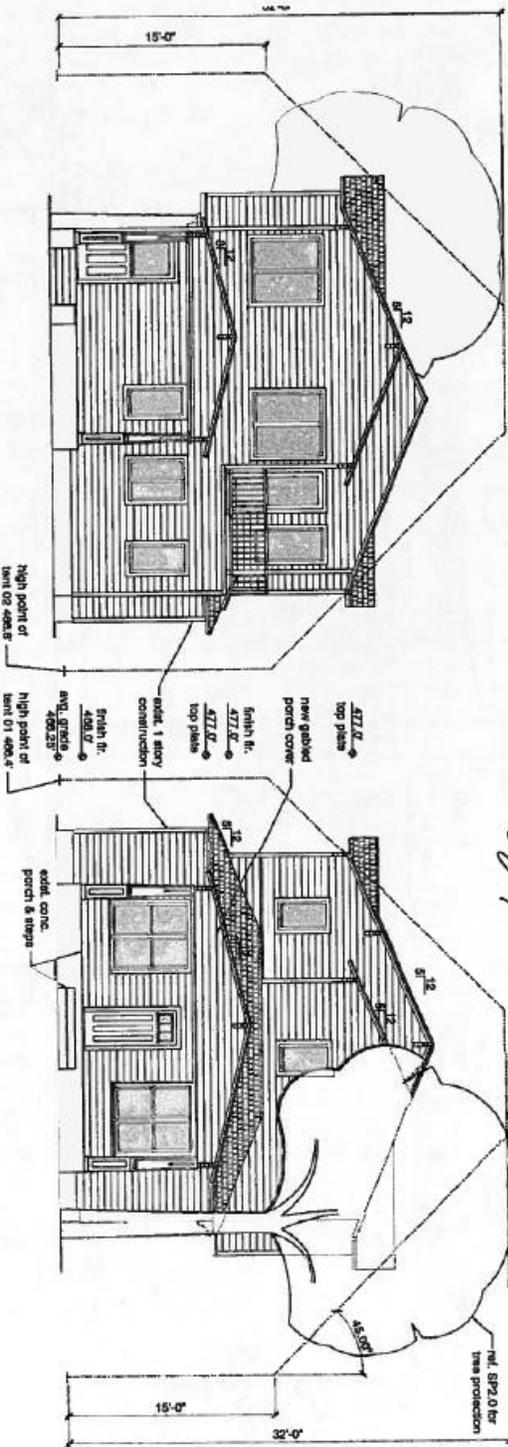
4 East Elevation
 scale: 1/8" = 1'-0"



3 North Elevation
 scale: 1/8" = 1'-0"
 NOT RETURNED FROM TECHNICAL DRAFTING CODE



A1.2	DRAWN BY: MAB	Michael Andrew Barber Architects P.O. Box 478, Blanco, TX 78806-0478, p.512.201.3572, www.mabarch.net, mabarchitects@gmail.com	A Remodel and Addition for the Potrafka Residence 1302 Canterbury Street, Austin, Texas
	DATE: 04/25/13		



2 North Elevation
scale: 1/2" = 1'-0"

1 South Elevation
scale: 1/2" = 1'-0"

Revision 1: 08-08-2013
Zoning review corrections

REVIEWED FOR ZONING ONLY
M.A. Barber
08/08/13

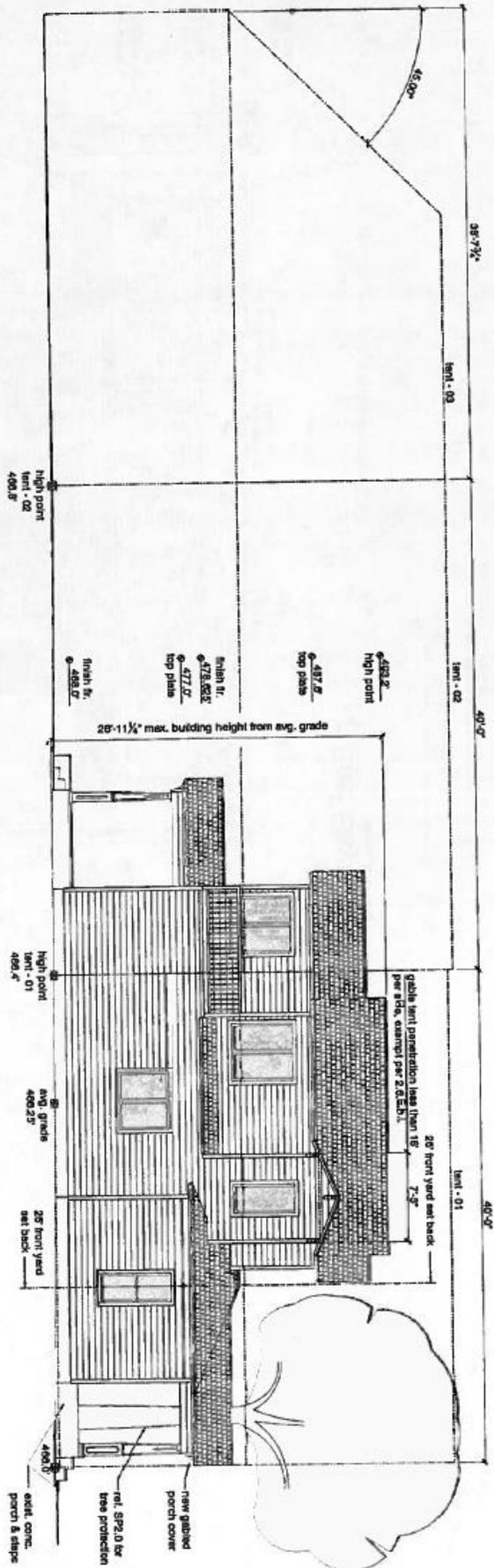
NOT REVISIONED FOR TECHNICAL SUBMISSION CHECK



EXPIRES 04/25/14
REGISTERED ARCHITECT
STATE OF TEXAS
NO. 13390
DATE: 04/25/13
REVISION: 1
DRAWN BY: MB

Michael Andrew Barber Architects
P.O. Box 476, Blanco, TX 78606-0476, p.512.201.9572, www.mbarber.net, mbarberchitects@gmail.com

A Remodel and Addition for the Potrafka Residence
1302 Canterbury Street, Austin, Texas



1 West Elevation
scale: 1/4" = 1'-0"

Revision 1: 08-08-2013
zoning review corrections

REVIEWED FOR ZONING ONLY
Colin Stein
04/25/2013

NOT REVIEWED FOR TECHNICAL BUILDING CODES



A Remodel and Addition for the
Potrarka Residence
1302 Canterbury Street, Austin, Texas

Michael Andrew Barber Architects
P.O. Box 476, Blanco, TX 78606-0476, P. 812.201.3972, www.mbarberarchitects.com, mbarber@mac.com

DRAWN BY: MB
REVISION: 1
DATE: 04/25/13
A1.5